



Title	PLANNING ENFORCEMENT – Performance Report
Purpose of the report	To note the report for information
Report status	Public report with Confidential annex
Report authors	Catherine Lewis, Acting Public Protection Manager David Lloyd, Principal Planning Enforcement Officer
Lead Councillor	Councillor Micky Leng Lead Councillor for Planning and Assets
Corporate priority	Thriving Communities
Recommendations	The Committee is asked: 1. To note the report.

This report contains confidential information contained within Annex 1; 4.3, 4.4, 4.7, 4.9, 5.4 refers.

This report contains exempt information within the meaning of the following paragraph of Part 1 of Schedule 12A of the Local Government Act 1972, as amended by the Local Government (Access to Information) Act 1985 and by the Local Government (Access to information) (Variation) Order 2006:

6. Information which reveals that the authority proposes (a) to give under any enactment a notice under or by virtue of which requirements are imposed on a person; or (b) to make an order or direction under any enactment

And in all the circumstances of the case, the public interest in maintaining the exemption outweighs the public interest in disclosing the information because:

Annex 1 details cases at varying stages of a planning enforcement investigation; it would be prejudicial to disclose the information at this time.

1. Executive Summary

- 1.1. Planning enforcement deals with breaches of planning controls, including: where building work requiring planning permission is undertaken without such

permission, where conditions attached to a planning condition are not complied with, or where the use of a building or site is changed without planning permission.

1.2. This report provides a status update for planning enforcement team.

2. Contribution to Strategic Aims

2.1 The Council Plan has established five priorities for the years 2025/28. These priorities are:

- Promote more equal communities in Reading
- Secure Reading's economic and cultural success
- Deliver a sustainable and healthy environment and reduce our carbon footprint
- Planning enforcement is a regulatory process that ensures promises made are actually built and maintained
- Safeguard and support the health and wellbeing of Reading's adults and children
- Ensure Reading Borough Council is fit for the future

2.2 Planning enforcement promotes equal and thriving communities by ensuring that the planning system works fairly for all residents, rather than just those with the most resources.

2.3 Planning enforcement acts as a regulatory safeguard that aligns physical development with Reading's long-term economic and cultural vision. It ensures that growth is sustainable and that the town remains an attractive place to visit, live, and invest

3.0 Background

3.1 Local planning authorities are responsible for taking enforcement action in their administrative areas. They have discretion to take enforcement action when they regard it as expedient to do so having regard to the development plan and any other material considerations.

3.2 Planning Enforcement Officers investigate allegations and enquiries of breaches of planning control. The officers write to members of the public, developers and their agents, negotiate remedial action, liaise with other Council departments to ensure consistency of approach, and make recommendations as to the expediency of taking enforcement action.

3.3 As of 25 April 2024, the Levelling Up and Regeneration Act 2023 (LURA) extended the timeframe for local authorities to take action against unauthorised developments to 10 years for all breaches, including building works and changes of use. This increase from the previous 4-year limit provides authorities with a longer window to identify and address environmental non-compliance. Any unauthorised building works or changes of use finished on or after this date are subject to the new 10-year enforcement period.

3.4 In 2023 Planning Enforcement was integrated into the Public Protection services which has a more regulatory role within the council. The team have worked hard to clear a legacy of backlog cases.

Open cases on record on 26/06/2023	615
Cases closed since 26/06/2023 (as of January 2026)	999

4.0 Current position

4.1 This section outlines the current status of enforcement investigations and actions regarding unauthorised development sites within Reading.

TABLE 1 - Current open cases (as of January 2026)	204
To be closed (investigation concluded; no action required)	27
Recent Investigations – within 4 weeks of receipt	14
Long term Investigations – over 21+ weeks old of receipt	116
Planned Actions (in progress)	13
Appeals (in progress)	6
Compliance checks to be made during the year (in progress)	14
Prosecutions (in progress)	13
Proposed works in default (charge on land to be made)	1

4.2 Enforcement action is typically taken as a last resort having regard to the Reading Borough Local Plan 2019 and any other material consideration. All actions seek to remedy a breach of planning control or restore amenity. Where necessary enforcement action is taken by officers, such enforcement processes are critical for maintaining public trust in the integrity of the planning system.

4.3 The following table shows the breakdown of the 45 notices (enforcement actions controlling development) served since 26/06/2023 and as of January 2026. A full breakdown of the notices and current status can be found within Appendix 1a and 1b (due to the varying status of notices these are held within the confidential annex).

TABLE 2 - Total Enforcement Notices served	45
Notices (appeal allowed rendering the notice no longer in force)	2
Notices (appeals partially allowed varying the notice)	2
Notices complied with (no further action required)	14
Notices awaiting compliance (being monitored)	14
Notices not complied with and resultingly referred for litigation	4
Notices not complied with and resultingly may require works to be carried out in default (in progress)	0

4.4 The service of enforcement notices can generate an appeal. The following table highlights what is currently in progress and provides case references for review via the Planning Inspectorate casework portal. All recent enforcement appeal

cases can be viewed here: [Case Search](#). Appendix 5 which is within the confidential annex provides images of the existing appeal cases the images are confidential as they highlight the location.

Case Reference	Site Address	Case Type	Status
APP/E0345/C/25/3377056	Canal Way, Reading RG1 3HJ	Enforcement Notice	In Progress
APP/E0345/C/25/3374609	Gloucester Road, Reading RG30 2TH	Enforcement Notice	In Progress
APP/E0345/C/25/3374442	Redlands Road, Reading, RG1 5HU	Enforcement Notice	In Progress
APP/E0345/C/25/3365235	Manor Park Close, Reading RG30 4PS	Enforcement Notice	In Progress
APP/E0345/C/25/3364679	Ashley Road, Reading RG1 6HT	Enforcement Notice	In Progress
APP/E0345/C/24/3354043	Persian Palace, Reading RG4 8AA	Enforcement Notice	In Progress

4.5 To determine expediency cases are carefully and comprehensively assessed to ensure action is proportionate having regard to the Reading Borough Local Plan 2019, supplementary planning guidance and in the public interest to remedy a breach of planning control and restore amenity. This has led to the team's good (determined) Appeals performance as follows:

TABLE 4	APPEAL OUTCOMES	
Land	Breach	Appeal Decision
1 Hawk Cottages Silver Street	Erection of two dwellinghouses	Dismissed
20 Norcot Road	Car repairs, bodywork repairs, bodyspraying, car wash	Part dismissed
10 Anglefield Road	Extension not in accordance with approved plans and details	Dismissed
78 Grovelands Road	Rear incidental building	Dismissed
11 Whiteknights Road	Front boundary wall and rear extension not in accordance with approved plans and details	Dismissed
2A, 2B, 2C West Hill Reading RG1 2PN	Dwelling houses designed not in accordance with approved plans and change of use to HMOs	Dismissed
37 Chiltern Road, Caversham, Reading, RG4 5HR	Boundary wall above 1m adjacent to a highway	Dismissed

4.6 Further to the above 12 notices have been served to support the action taken by the enforcement team in dealing with unkempt land. Whilst unkempt land is not a breach of planning control the provisions within s215 of the Town and

County Planning Act 1990 (TCPA 1990) permit the Council to remedy the condition of land or building by serving a s215 notice.

TABLE 5 – S215 Notices served	12
Notices (appeal allowed rendering the notice no longer in force)	0
Notices complied with (no further action required)	2
Notices awaiting compliance (being monitored)	0
Notices not complied with and resultingly (likely) referred for litigation	6
Notices not complied with and held up (circumstances dictate)	1
Notices not complied with and resultingly may require works to be carried out in default	1

- 4.7 s215 notices are not included on the s188 Register because they are not legally defined as "enforcement notices" for the purposes of the Act. The Section 188 register is strictly reserved for formal planning enforcement actions related to breaches of planning control (unauthorised development or use), whereas Section 215 notices relate to the maintenance of land. A data return for s215 notices (PS2) is provided to Government when requested. The online link to the public register can be found here - [Planning enforcement notices - Reading Borough Council](#). Appendix 2 evidences a summary of the s215 notices (confidential). Due to the varying status of these investigates they are kept confidential so as not to prejudice the case.
- 4.8 The planning enforcement team have also served 96 Planning Contravention Notices requiring information about development to support case investigations.
- 4.9 Officers within Planning Enforcement work with the Council's Conservation officer to safeguard the town's cultural assets, reviewing cases of unauthorised works on Reading's active listed buildings and heritage action zones. 3 notices have been served since June 2023. Appendix 3 provides a summary of the listed building notices served. (Due to the varying status of these investigates they are kept confidential so as not to prejudice the case).

5.0 Litigation

- 5.1 Most premises comply with notices served for unauthorised development forward of the premises front elevation. However, the team have brought formal s179 of the Town and County Planning Act 1990 proceedings against the following locations following a report of non-compliance with an enforcement notice:

TABLE 6

Location	Outcome
324-326 Oxford Road	Guilty; Fined

185A Oxford Road	Guilty; Fined
82 Whitley Street	Fined for costs; discharged due to compliance
Various sites Resinprint Drives signage	Guilty; Fined

- 5.2 By controlling unauthorised shopfront alterations and advertisements, planning enforcement maintains the visual appeal of retail areas. For those unsure of what is permitted within Reading there is a supplementary planning document; a design guide for shopfronts. [Design Guide to Shopfronts Supplementary Planning Document, Adopted January 2022](#)
- 5.3 Businesses will attempt to display advertisements beyond what is permitted by legislation. In the case of 'Resinprint Drives Ltd' this was a trader outside of Reading, touting for business using highway furniture. The Planning Enforcement Team will give all traders an opportunity to correct illegal displayed advertisements, but failing that a s224 prosecution will occur. The case was reported in the press: [Reading: business forced to pay £2,875 for illegal signs | Reading Chronicle](#)
- 5.4 The Team has a range of proceedings in progress at the moment. These include further s179 (non-compliance with Enforcement Notices) for unauthorised change of use to flats/ unauthorised development, s216 (unkempt sites) s224 (advertisement) proceedings. Appendix 4 shows some case information to highlight types of cases officers are dealing with and common non-compliance, to include some before and after case records. Due to the varying status of these investigations they are kept confidential so as not to prejudice the case.

6.0 Environmental and Climate Implications

- 6.1 The Council declared a Climate Emergency at its meeting on 26 February 2019 (Minute 48 refers).
- 6.2 The National Planning Policy Framework 2024 states that the purpose of the planning system is to contribute to the achievement of sustainable development. Working to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution and mitigating and adapting to climate change, including moving to low carbon economy.

7.0 Community Engagement

- 7.1 Planning enforcement receives enquiries and complaints from the community and these are reviewed and responded to in line with the council's enforcement plan. Complaints and enquiries can be submitted via the following webform [Report a Planning Breach - Reading Borough Council](#).

8.0 Equality Implications

8.1 Under the Equality Act 2010, Section 149, a public authority must, in the exercise of its functions, have due regard to the need to— eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act.

- advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it.
- foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

8.2 Planning enforcement must be proportionate and in the public. A decision may be made not to take action if it would cause significant harm to a person's welfare that outweighs the planning breach

9.0 Legal Implications

9.1 Enforcement powers are discretionary and local planning authorities should act proportionately in responding to suspected breaches of planning control.

10.0 Financial Implications

10.1 There are no direct financial implications arising from this report.

11.0 Timetable for Implementation

11.1 Not applicable.

12.0 Background Papers

12.1 There are none.

Appendices -

Annex 1 – Confidential Appendices

Appendix 1 - s188 Enforcement Notices Register since June 2023 with additional confidential status information (Confidential)

(The public Section 188 Enforcement Register of Notices served can be viewed on the Council's website here: [Planning enforcement notices - Reading Borough Council](#))

Appendix 1b - Withdrawn from the Register (Confidential)

Appendix 2 - s215 Notices Register (Confidential)

Appendix 3 - s38 Listed Building Enforcement Notices (Confidential)

Appendix 4 - Images of cases to show some before and after (Confidential)

Appendix 5 - Images of the existing appeal cases (Confidential)